

037.0

0001

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

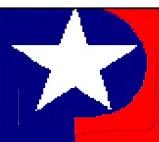
ARLINGTON

Total Card / Total Parcel

1,322,800 / 1,322,800

USE VALUE: 1,322,800 / 1,322,800

ASSESSED: 1,322,800 / 1,322,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
92		DECATUR ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SADDawi-KONEFKA DANIEL	
Owner 2: SADDawi MEAGHAN FOTHERGILL	
Owner 3:	

Street 1: 92 DECATUR ST  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

**PREVIOUS OWNER**  
Owner 1: DEDHAM DEVELOPMENT LLC -

Owner 2: -  
Street 1: 77 OAK ST

Twn/City: NEWTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02464

**NARRATIVE DESCRIPTION**  
This parcel contains 15,795 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 3002 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**  
Code Descrip/No Amount Com. Int

**PROPERTY FACTORS**  
Item Code Description % Item Code Description  
Z R1 SINGLE FA 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo  
s Street  
t Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15795	Sq. Ft.	Site			0	64.	0.57	3									572,067						572,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	15795.000	750,700		572,100	1,322,800		25029
							GIS Ref
							GIS Ref
							Insp Date
							12/06/18

PREVIOUS ASSESSMENT								Parcel ID	037.0-0001-0005.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	749,500	0	15,795.	572,100	1,321,600	1,321,600	Year End Roll	12/18/2019
2019	101	FV	582,600	0	15,795.	518,400	1,101,000	1,101,000	Year End Roll	1/3/2019
2018	101	FV	547,700	0	15,795.	491,600	1,039,300	1,039,300	Year End Roll	12/20/2017
2017	109	FV	897,700	0	31,401.	753,600	1,651,300	1,651,300	Year End Roll	1/3/2017
2016	318	FV		19100	23,735.	486,600	505,700	505,700	Year End	1/4/2016
2015	318	FV		19900	23,735.	451,000	470,900	470,900	Year End Roll	12/11/2014
2014	318	FV		19900	23,735.	373,800	393,700	393,700	Year End Roll	12/16/2013
2013	318	FV		19900	23,735.	356,000	375,900	375,900		12/13/2012

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
DEDHAM DEVELOPM	67720-177		7/29/2016		1,135,000	No	No									
LUSSIANO JOSEPH	66130-99		9/25/2015	Change>Sale	716,000	No	No									
LUSSIANO MARY &	26218-341		4/11/1996	Convenience	99	No	No		James Lussiano Jr dod 12/10/1998							
LUSSIANO JAMES	20005-147		8/14/1989	Convenience	99	No	No									
QUINZANI OVIDIO	9495-153		11/10/1959	Family	1	No	No									

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment	Date	Result	By	Name			
11/29/2017	1580	Add Bath	25,000	C					12/6/2018	MEAS&NOTICE	CC	Chris C			
12/31/2015	1969	Heat App	15,000						10/3/2018	Measured	DGM	D Mann			
11/19/2015	1798	New Buil	302,000	C					10/3/2018	Permit Visit	DGM	D Mann			
10/30/2015	1678	Foundati	16,000	C					10/2/2018	Left Notice	DGM	D Mann			
									4/20/2009	Meas/Inspect	197	PATRIOT			

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

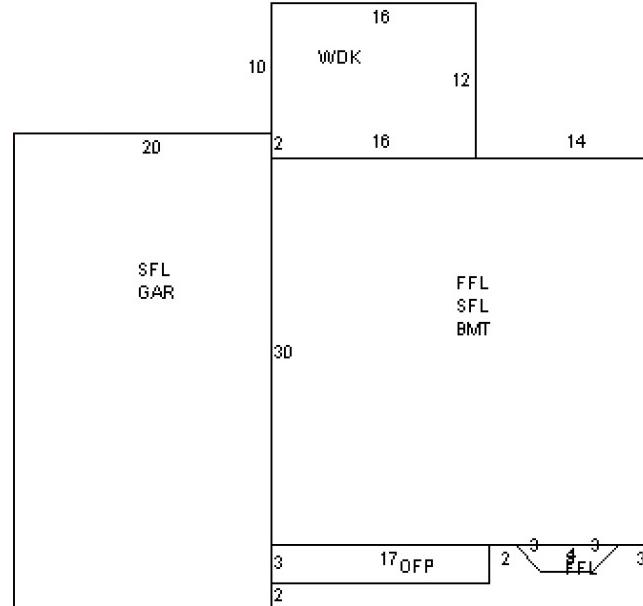
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

DECATUR GARDENS-greenhouses sold, property sold.. With 94 Decatur 3 new single family homes. See plan #592 of 2016 for sqft adjustment.

**SKETCH****GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	2016
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G19
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STND
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:

VG - Very Good

0.3 %

Functional:

%

Economic:

%

Special:

%

Override:

%

**REMODELING**

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

**RES BREAKDOWN**

No Unit RMS BRS FL

1 9 4

Totals

1 9 4

**CALC SUMMARY**

Basic \$ / SQ:	125.00
Size Adj.:	1.06144190
Const Adj.:	1.04989493
Adj \$ / SQ:	139.300
Other Features:	140053
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	752988
Depreciation:	2259
Depreciated Total:	750729
WtAv\$/SQ:	AvRate:
Juris. Factor:	1.00
Special Features:	0
Final Total:	Val/Su SzAd
	Val/Su Net
	294.16

**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,640	139.300	228,453						
FFL	First Floor	912	139.300	127,042						
BMT	Basement	900	57.460	51,715						
GAR	Garage	740	19.300	14,279						
WDK	Deck	192	11.770	2,259						
OPF	Open Porch	51	46.200	2,356						
	Net Sketched Area:	4,435		Total:						
Size Ad	2552	Gross Are	11230	FinArea	3002					

**SUB AREA DETAIL****IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	16X10	A	AV	2016	0.00	T	2.4	101					

More: N

Total Yard Items:

Total Special Features:

Total: